

## \$399,900 - 77 5317 3 Avenue, Edmonton

MLS® #E4453028

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,346 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

**RAVINE BACKING WALKOUT UNDER \$400K!** This beautiful house is located within walking distance to schools, Real Canadian Superstore, the Sikh Temple, and all other amenities. Offers 1,850+ sq. ft. of living space with a fully finished walkout basement, backing onto tranquil ravine, trees & parks. Enjoy direct access to nature right from your backyard, along with a balcony perfect for morning coffee and scenic views. Inside, you'll find 3 bedrooms, 2.5 baths, and a bright, open main floor. The basement features a spacious rec room—ideal for family entertainment. Rare combination of location, features, and price—don't miss this one!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453028          |
| Price          | \$399,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,346             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 77 5317 3 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0W7          |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Walkout Basement |
| Parking   | Single Garage Attached                                                                    |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 53           |
| Condo Fee      | \$245             |

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Listing information last updated on August 28th, 2025 at 9:31am MDT